

ZONING AND BUILDING AGENDA

FEBRUARY 3, 2004

THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

The court has directed the County Board and Zoning Board of Appeals to proceed expeditiously to avoid undue prejudice to the property owner and has set this matter for status on December 30, 2003.

We submit for your consideration our Supplemental Findings and Recommendations regarding docket nos. #7129 and #7130 Preliminary Planned Unit Development applications.

242533 DOCKET #7129 - MONTALBANO BUILDERS, INC., Owner, as Contract Purchaser from Jolita Arzbaeher, as Trustee of the Irene Leonas Charitable Trust dated July 22, 1999, Jolita Arzbaeher, as Trustee of the Jolita Arzbaeher Trust dated September 22, 1993, Irene Leonas, as Trustee of the Irene Leonas Trust dated November 11, 1994 and Marquette National Bank, a national bank association, as Trustee under Trust Agreement dated May 16, 1983 and known as Trust No. 10475, 2208 Midwest Road, Oak Brook, Illinois 60523, Application (No. A-21-03; Z01038). Submitted by Schain, Barney, Ross & Citron, Ltd., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a MAP AMENDMENT from the R-3 Single Family Residence District to the R-5 Single Family Residence District, for a Preliminary Planned Unit Development (if approved under companion SU-21-09) for residential use in Section 34 of Lemont Township. Property consists of approximately 132 acres located at the southwest corner of 131st Street and Parker Road in Lemont Township. Intended use: Residential uses. **RECOMMENDATION: The Map Amendment from the R-3 Single Family Residence District to the R-5 Single Family Residence District was previously approved by the Cook County Board of Commissioners on June 18, 2002.**

242534 DOCKET #7130 - MONTALBANO BUILDERS, INC., Owner, as Contract Purchaser from Jolita Arzbaeher, as Trustee of the Irene Leonas Charitable Trust dated July 22, 1999, Jolita Arzbaeher, as Trustee of the Jolita Arzbaeher Trust dated September 22, 1993, Irene Leonas, as Trustee of the Irene Leonas Trust dated November 11, 1994 and Marquette National Bank, a national bank association, as Trustee under Trust Agreement dated May 16, 1983 and know as Trust No. 10475, 2208 Midwest Road, Oak Brook, Illinois 60523, Application (No. SU-21-09; Z01039). Submitted by Schain, Barney, Ross & Citron, Ltd., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a SPECIAL USE (under companion map amendment) for a ~~concept~~ Preliminary Planned Unit Development in the R-5 Single-Family residence District (if granted under companion A-21-03) for a ~~Conceptual~~ Preliminary Planned Unit Development with a subsequent major modification from the R-3 Single Family Residence District to the R-5 Single Family Residence District to a ~~concept~~ Preliminary Planned Unit Development of 250 single family homes in Section 34 of Lemont Township. Property consists of approximately 132 acres located at the southwest corner of 131st Street and Parker Road in Lemont Township. Intended use: This major modification on the above Docket #7129 and #7130 was later amended again pursuant to an agreement between the Village of Lemont and the applicant to build not more than 250 single family lots on lot sizes not less than 12,500 square feet subject to the condition that the lots located along the west lot line from 131st Street south to the Derby Road frontage be developed with 17,000 square feet. **RECOMMENDATION: That the Preliminary Planned Unit Development as amended be granted, as it substantially conforms to the Concept Plan.**

The Cook County Board of Commissioners on June 18, 2002 approved the Conceptual Plan.

The above docket nos. #7129 and #7130 applications were rejected at the meeting of February 20, 2003.

The above docket nos. #7129 and #7130 applications were deferred at the meetings of December 16, 2003 and January 22, 2004.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

259388 DOCKET #7504 & 7470 - KEVIN J. BRANNICK, Owner, 7900 West 39th Street, Riverside, Illinois 60546, Application (No. SU-03-04; Z03087). Submitted by same. Seeking a SPECIAL, USE UNIQUE USE in the R-5 Single Residence District for residence rental property in an existing coach house and on an existing septic system and well a (if granted and companion Variance (V-03-82 for yard setback requests) Variation to reduce distance between principal and accessory structure from 10 feet to 8.5 feet (existing), and reduce left interior side yard setback from 10 feet to 3 feet (existing) reduce right corner side yard setback from 15 feet to 4 feet (existing) and reduce rear yard setback 10 feet to 2 feet (existing). Property consists of approximately .21 of an acre located on the northwest corner of 39th Street and Stanley Avenue in Section 36 of Riverside Township. Intended use: For residential rental property (one bedroom coach house). **RECOMMENDATION: That application be granted.**

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

263752 DOCKET #7380 – D. FAZIO, Owner, Application: Variation to reduce lot area from the minimum required 40,000 square feet to 12,771 square feet (existing) and to reduce lot width from the minimum required 150 feet to 99 feet (existing) for a single family residence to be served by septic and well in the R-4 Single Family Residence District. The subject property consists of approximately 0.30 of an acre, located on the northeast corner of 117th Court and 156th Street in Orland Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

263753 DOCKET #7600 – D. HAMILL, Owner, Application: Variation to increase height of fence required in the front yard from the maximum allowed 3 feet to 5.8 feet (existing) in the R-4 Single Family Residence District. The subject property consists of approximately 1.06 acres, located on the west side of the ingress and egress easement, approximately 271 feet north of Rohrson Road in Hanover Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

263754 DOCKET #7601 – A. SIDDIQUI, Owner, Application: Variation to increase height of fence required in the front yard from the maximum required 3 feet to 5.75 feet (existing) in the R-4 Single Family Residence District. The subject property consists of approximately 1.06 acres, located on the west side of the ingress and egress easement, approximately 110 feet north of Rohrson Road in Hanover Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

263755 DOCKET #7602 – R. GRIFFIN & E. POLIZZO, Owners, Application: Variation to increase height of fence required in the front yard from the maximum allowed 3 feet to 5.85 feet (existing) in the R-4 Single Family Residence District. The subject property consists of approximately 1.46 acres, located on the north and also along the northeast side of Rohrson Road in Hanover Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

263756 DOCKET #7604 - Z. BOBAK, Owner, Application: Variation to reduce left interior side yard setback from the minimum required 10 feet to 2.6 feet; to reduce right interior side yard setback from the minimum required 10 feet to 3 feet; to reduce front yard setback from the minimum required 25 feet to 20 feet; and to increase Floor Area Ratio from the maximum allowed .40 to .48 for a new single family residence; to reduce rear yard setback from the minimum required 5 feet to 2 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the west side of Linder Avenue, approximately 100 feet north of 48th Street in Stickney Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

263757 DOCKET #7605 - M. ERICSON, Owner, Application: Variation to reduce left interior side yard setback from the minimum required 10 feet to 7.9 feet and to reduce distance between principal and accessory structures from the minimum required 10 feet to 3.4 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.22 of an acre, located on the west side of LaPorte Avenue, approximately 153 feet north of Winters Drive in Leyden Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

263758 DOCKET #7606 - J. & D. KELLY, Owners, Application: Variation to reduce lot width from the minimum required 150 feet to 125 feet (existing) for a new addition in the R-4 Single Family Residence District. The subject property consists of approximately 1 acre, located on the west side of Martha Street, approximately 1290 feet south of Biesterfield Road in Elk Grove Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

263759 DOCKET #7607 - J. EISERMAN, Owner, Application: Variation to reduce corner side yard setback from the minimum required 30 feet to 10 feet for a replacement canopy for a gas station and mini-mart in the C-1 Restricted Business District (SU). The subject property consists of approximately 0.43 of an acre, located on the southwest side of Golf Road and Washington Street in Maine Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

263760 DOCKET #7608 - O. KREMPASKY, Owner, Application: Variation to reduce right interior side yard setback from the minimum required 10 feet to 7 feet for a 2nd story addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.26 of an acre, located on the east side of Glenshire Road, approximately 550 feet south of Linneman Street in Northfield Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

263761 DOCKET #7609 - W. & F. SUCHOCKI, Owners, Application: Variation to reduce left interior side yard setback from the minimum required 15 feet to 11.6 feet (existing) for a 2nd story addition and to reduce left interior side yard setback from the minimum required 15 feet to 3.77 feet for a garage in the R-3 Single Family Residence District. The subject property consists of approximately 0.92 of an acre, located on the east side of Maple Avenue, approximately 460 feet north of Railroad Avenue in Palos Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

NEW APPLICATION

263762 INTELLIGENT INVESTMENTS, INC., Owner, 123 North Wacker Drive, Suite 575, Chicago, Illinois 60606, Application (SU-04-01; Z04012). Submitted by same. Seeking a SPECIAL USE in the R-8 General Residence District (If granted under companion MA-03-03 a/k/a CB#259387) for a 14-unit Apartment Hotel and companion Variance (V-03-77) to reduce rear yard and side yard setbacks in Section 33 of Leyden Township. Property consists of .2419 of an acre located on the south side of Lyndale Street approximately 120 feet east of Mannheim Road in Leyden Township. Intended use: Apartment Hotel.

* The next regularly scheduled meeting is presently set for Thursday, February 19, 2004.

ZONING AND BUILDING AGENDA

APRIL 20, 2004

THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

240717 DOCKET #7104 – MICHAEL MCKAY, Owner, 11610 West 139th Street, Orland Park, Illinois 60462, Application (No. A-21-02; Z01010). Submitted by same. Seeking a MAP AMENDMENT from the R-3 Single Family Residence District to the R-5 Single Family Residence District for a Planned Unit Development (If granted under companion, SU-2-02) for three single family residences in Section 6 of Orland Township. Property consists of approximately 1¼ acres located on the north side of 139th Street approximately 125 feet east of **Recommendation: That application be granted.**

240718 DOCKET #7105 – MICHAEL MCKAY, Owner, 11610 West 139th Street, Orland Park, Illinois 60462, Application (No. SU-21-02; Z01011). Submitted by same. Seeking a SPECIAL USE in the R-5 Single Family Residence District (If granted under companion A-21-02) for a Planned Unit Development of three single family residences in Section 6 of Orland Township. Property consists of approximately 1¼ acres located on the north side of 139th Street and approximately 125 feet east of Logan Drive in Orland Township. Intended use: Construction of 3 single family homes. **Recommendation: That application be granted.**

On April 23, 2002, the Board of Commissioners of Cook County granted the above referenced applications by (1) rezoning the said property from the R-3 Single Family Residence District to the R-5 Single Family Residence District, and granting a Special Use in the R-5 Single Family Residence District for a Preliminary Planned Unit Development of three (3) single family homes.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

265190 DOCKET #7589 - J. HORN, Owner, Application: Variation to reduce lot area from the minimum required 40,000 square feet (required for well and septic) to 12,215 square feet (existing) and to reduce lot width from the minimum required 150 feet to 99 feet (existing) for a single family residence on a private sewerage system and private well in the R-4 Single Family Residence District. The subject property consists of approximately 0.28 of an acre, located on the west side of 113th Avenue approximately 290 feet south of 155th Street in Orland Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

265191 DOCKET #7635 - D. & B. REALTY, LLC, Owners, Application: Variation to increase height of an existing on-premise freestanding advertising identification sign from the maximum allowed 20 feet to 30 feet in the C-3 General Service District. The subject property consists of approximately 1.26 acres, located on the southwest corner of 135th Street and Elm Avenue in Orland Township. The reason for the additional height requested is that the sign is setback 40 feet from 135th Street behind railroad tracks and would otherwise not be visible. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

265192 DOCKET #7636 - W. DOBRZYCKI, Owner, Application: Variation to reduce lot area from the minimum required 40,000 square feet to 29,550 square feet (existing) for a proposed room addition in the R-3 Single Family Residence District. The Subject property consists of approximately 0.68 of an acre, located on the south side of Hickory Lane approximately 280 feet west of Ela Road in Palatine Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

265193 DOCKET #7637 - D. & J. HENNING, Owners, Application: Variation to reduce right yard setback from the minimum required 10 feet to 8 feet (existing) for a proposed addition and to reduce right interior side yard setback from the minimum required 10 feet to 5 feet (for an existing detached garage) in the R-5 Single Family Residence District. The subject property consists of approximately 0.26 of an acre, located on the south side of McLean Avenue, approximately 237 feet east of Fairfield Avenue in Leyden Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

265194 DOCKET #7639 - M. WILSON, Owner, Application: Variation to reduce lot width from the minimum required 150 feet to 100 feet (existing) and to reduce left interior side yard setback from the minimum required 15 feet to 10 feet for a new single family residence on public sewer and private well in the R-3 Single Family Residence District. The subject property consists of approximately 0.92 of an acre, located on the northeast corner of Crawford Avenue and 192nd Street in Rich Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

265195 DOCKET #7640 - V. & L. BARONS, Owners, Application: Variation to reduce rear yard setback from the minimum required 5 feet to 3 1/2 feet (existing); to reduce distance between deck and pool from the minimum allowed 10 feet to 5 feet (existing) and to reduce right interior side yard setback from the minimum required 10 feet to 6 feet (existing); for an existing above ground pool in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the west side of Manor Lane, approximately 249 feet north of Bryn Mawr Avenue in Norwood Park Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

* The next regularly scheduled meeting is presently set for Tuesday, May 4, 2004.